

Single Family Residence **RESIDENTIAL**

1304 HIDDEN RIVER WAY

RENO, NV 89523

\$587,001 TopHap Estimate · \$408 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,440 ft²
LIVING AREA

0.12 ac
LOT SIZE

2007
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$587K

\$564K low

\$610K high

Last Sale

\$562,000 · Sep 30, 2024

Est. Owner Equity

\$587,001

TAX & ASSESSMENT

Property Tax	\$3,237 (2025)
Assessed Value	\$118,201
Previous Assessed	\$112,540
Assessor Market Value	\$337,716

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.12
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 323 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 16, 2025	Financing	Intrafamily Transfer			
Sep 16, 2024	Resale	Bargain And Sale Deed	\$562,000	\$390	
Sep 16, 2024	Financing	Intrafamily Transfer			
Jun 9, 2017	Quitclaim	Quit Claim Transfer			
Oct 6, 2016	Resale	Grant Deed	\$332,500	\$231	
Feb 26, 2009	Quitclaim	Quit Claim Transfer			
Feb 26, 2009	Financing	Intrafamily Transfer			\$180K
May 23, 2007	Resale	Grant Deed	\$350,500	\$243	\$263K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
B. D. Billingshurst Middle School	Middle	6–8	2.9 mi
George Westergard Elementary School	Elementary	KG–5	3.0 mi
Robert McQueen High School	High	9–12	3.6 mi

District: Washoe County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 89523

58 CRIME INDEX	87 AIR POLLUTION	40,260 POPULATION	\$97K MEDIAN IN-COME	46°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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